# **FOR SALE** OFFICE, WAREHOUSE 34 43RD AVE SW | CEDAR RAPIDS, IA



## CHRISTINA AXVIG REALTOR 319-721-8351 christinaaxvig@cbhrealty.com

#### MIKE ESKER REALTOR, CCIM

319-929-0600 mikeeskercbhrealty.com



#### 5408 Blairs Forest Way NE Cedar Rapids, IA | 52402

# **PROPERTY SUMMARY**

# THE SUMMARY

ADDRESS: 34 43rd Ave SW | Cedar Rapids, IA | 52404

**GROSS SQUARE FEET: 22,520** 

PRICE: \$1,300,000

**ACRES:** 1.72

# THE DETAILS

# WARFHOUSE 1:

- 7,200sf pole frame
- Built 1979
- No heat
- 16' sidewall
- 14' overhead door

# WAREHOUSE 3:

- 3,990sf pole frame
- Built 1968
- No heat
- 16' sidewall
- 14' overhead door
- (3) loading docks off 43rd Ave

# **OFFICE BUILDING:**

- 2,100sf
- Built 2018
- Can add additional offices within or west of building

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- 16' sidewall - 14' overhead door

WARFHOUSE 2:

- Built 1979

- No heat

- 6,350sf pole frame

# WAREHOUSE 4:

- 2,880sf steel frame
- 3-phase power heat

# 



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**MIKE ESKER** 

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REALTOR, CCIM

# - Built 1968

- 12' sidewall
- 10' overhead door

# **PROPERTY PHOTOS**

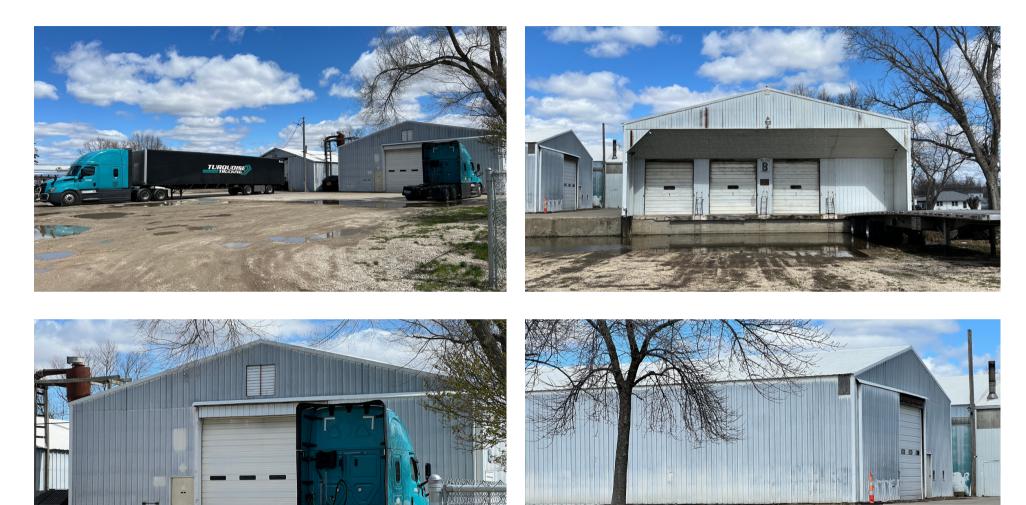
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